

The Salisbury Planning Board held its regular meeting on Tuesday, April 8, 2003, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Fred Dula, Rodney Queen, Sandy Reitz, Len Clark, Lou Manning, Jerry Wilkes, Jeff Smith, Eldridge Williams, Brian Miller

ABSENT: Sean Reid, Ken Mowery

STAFF: Harold Poole, Patrick Kennerly, Wendy Brindle, David Phillips, Tammy File

The meeting was called to order by Chairman Dula. The minutes of March 25 , 2003, were approved as published.

### **ZONING MAP AMENDMENTS**

Z-3-03	Spear Construction Company – Mildred Avenue
Location:	Along both sides of the proposed extension of Melrose Street between Mildred Avenue and Lumber Street
Size:	Approximately 2.345 Acres
Existing Zoning:	M-1 (Light Industrial District)
Proposed Zoning:	SFC (Single Family Conservation Residential District)

(a) Chairman Dula convened a courtesy hearing on Z-3-03

[NOTE: Jeff Smith asked to be removed from the Board due to conflict of interest. The Board acknowledged the conflict, and Jeff removed himself from the Board and sat in the audience.]

Senior Planner Patrick Kennerly explained that the area proposed for rezoning consists of approximately 2.3 acres located between Mildred Avenue and Lumber Street. The property has about 400 feet of frontage on both streets. An unimproved portion of the Melrose Street right-of-way runs through about the middle of the property. There are no structures located on the property.

Those speaking in favor of the zoning change request:

John Spear, 377 Agnew Road, Mooresville, applicant for Spear Construction. We are trying to create an affordable neighborhood in the City. Houses would be priced in the \$90,000 to \$110,00 range. He said that he would like to develop this property in a cost-effective manner. The SFC district allows lots as narrow as 50 feet wide to be created, whereas the M-1 district requires 100 foot wide lots. 50 foot wide lots are common in the area. With the 50 foot minimum width for lots, said he intended to establish most lots that are 58 feet in width.

Jeff Smith, realtor for Glover Realty who is handling the sale of the property, Jeff said he initially had concerns, such as the loss of the industrial property (with the downzoning from M-1 to SF), but feels this (moderate-income development) can help stabilize an area. It's good to see

a private developer do this (other than CDC). 100 foot lot width (for subdivision in M-1) would not be compatible in the neighborhood. This development will have connectivity; it will even have alleyways. There will be buffers to shield industrial area. The houses will be similar to houses in Olde Salisbury (off Old Concord Road).

Those speaking in opposition to the zoning change request:

Troy Thompson, 2350 Providence Church Road, owns industrial buildings on the east side, which are ArchTech and Branick Modular Structures. (Troy hands out minutes from the March 13, 2001 Planning Board meeting in which the Board denied downzoning from M-1 for about 110 properties in the area. Stated that three (3) sides of this property have industrial development. To the northeast there's abandoned National Starch facility.

The chairman closed the courtesy hearing on this case.

(b) Board Discussion:

Rodney Queen- Said in 2001 (when he wasn't a Planning Board member, but a citizen commenting at the 3-13-01 Courtesy Hearing), he felt the proposed change to R-6 wasn't appropriate. It was a depressed area. He feels now that SFC offers an opportunity. 50 foot wide lots are compatible with what's in the area. This is an opportunity for affordable housing.

Brian Miller- Cities policy I5 in the Salisbury 2020 Plan, which states: "Industries adjoining existing residential uses shall provide and maintain for adequate screening and buffering. New residential development moving into an area adjoining an existing industrial use shall have the burden of providing for its own screening and buffering."

Rodney Queen made a motion to approve the rezoning as proposed, Jerry Wilkes seconded the motion with all members voting AYE.

Z-4-03	Mid-State Petroleum, Inc.- 939 Jake Alexander Blvd. South
Location:	939 Jake Alexander Blvd., South
Size:	Approximately 1.109 Acres
Existing Zoning:	M-1 (Light Industrial District)
Proposed Zoning:	B-6 (General Business District)

(a) Chairman Dula convened a courtesy hearing on Z-4-03

Senior Planner Patrick Kennerly explained that the area proposed for rezoning consists of one lot, located at the southwest corner of the intersection of Jake Alexander Blvd. and Interstate 85. There is currently a BP gas station and Pop Shoppe convenience store located on the property.

Those speaking in favor of the zoning change request:

Alan Denning, 1820 S. Main St., Lexington, NC from Mid-State Petroleum- BP service station will soon change to another service station name. High-rise business signs (Pylons signs up to 90 feet in height) are permitted in the B-4, B-6 and B-7 districts, but not in the M-1 district.

The B-6 district is adjoining, so it's more logical zoning than the B-4, B-7, or even the existing M-1 zoning. Conforming zoning is necessary to make the changes to the sign.

Those speaking in opposition to the zoning change request:  
None

The chairman closed the courtesy hearing on this case.

(b) Board Discussion:

Jeff Smith- Dislikes these pylon signs. Three other nearby properties could come in with similar type changes.

Rodney Queen- the owner got caught in a forced issue.

Brian Miller made the motion to approve as submitted; Sandy Reitz seconded the motion with all members voting AYE.

### **GROUP DEVELOPMENT**

G-5-98          Crescent Cluster Homes @ The Crescent- Hazeltine Court

{NOTE: Rodney Queen asked to be removed from the Board due to a conflict of interest. The Board acknowledged the conflict, and Rodney removed himself from the Board and sat in the audience.]

David Phillips explained that Mr. Rodney Queen, of Rodney Queen Construction Company, submitted the application for the relocation of setbacks for nine (9) lots on the northwest side of Hazeltine Court in the existing residential development, located off Jake Alexander Blvd. North. All zoning criteria have been met. The Technical Review Committee recommends approval of the application, as submitted.

Rodney Queen, the applicant, explained that the current zoning RD-B, which allows the developer to set his own setbacks, if approved by the City Council (following a Planning Board recommendation). The rear yard setback is 20 feet, the developer would like to reduce it by five feet to 15 feet.

Brian Miller made the motion to approve the group development, Lou Manning seconded the motion with all members voting AYE.

### **COMMITTEE REPORTS**

Rodney Queen, chair, gave the committee report. The committee, composed of Rodney Queen, Ken Mowery, Sean Reid, and Jerry Wilkes, met Wednesday, April 2, at 7:00 a.m. at Rowan Regional Medical Center. Board Chairman Fred Dula was also in attendance. The committee discussed the shopping areas/restaurants on the southeast, southwest, and northwest sides of the I-85/East Innes Street interchange and how the zoning was not consistent due to

changing of properties, enlarging properties, etc. As a result, zoning lines cut through the middle of shopping centers. The existing zoning varies from B-4 to B-6 to B-7 to M-1.

**Council Referral: VCOD Revised Text and Map**

Planning Board received in their agenda packet copies of ARTICLE XV: VISUAL CORRIDOR OVERLAY DISTRICT (VCOD) from the Zoning Ordinance. It is the Ordinance that was adopted back in the year 2000. Despite its being adopted, no area has yet been placed on the zoning map, though a Council Committee of Bill Burgin and Paul Woodson considered an area along Innes Street from Craige Street, through downtown, past Interstate 85, to Avalon Drive. Though considered, it was never approved.

The Planning Board decided to retain the title of “Gateway Committee” for this study (rather than VCOD Committee), with that committee already established. It consists of Jeff Smith (chair), Lou Manning, Brian Miller, Ken Mowery, and Rodney Queen. They decided to set up their first meeting for Thursday, April 17, at 7:30 a.m. at Rufty Market. The purpose of this meeting is to get organized and understand their duties, which basically will consist of reviewing the Council Committee’s VCOD modifications and considering certain areas on the zoning map for applicability. The committee wants to invite the public to its meetings, especially those who may be affected by any changes.

**Future street configuration at & near the I-85/East Innes Interchange when current highway project is completed**

Traffic Engineer Wendy Brindle gave a presentation, complete with a large map and handouts, of how the street configuration will look like when the current highway project is complete. Of particular note was east of Interstate 85 along both East Innes and Faith Road. She showed how the new Bendix Drive would extend to and across East Innes to East Council Street. She also showed the new Newsome Road, as well as the closing of part of Faith Road (where it currently runs into East Innes). Wendy showed how Faith Road would connect with Bendix Drive to the south of East Innes. She indicated where the proposed traffic signals would be, the number of lanes at intersections, the projected traffic movement from each turn lane, and the median, with a part of it being landscaped.

There being no further business to come before the Board, the meeting was adjourned.

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Chairman

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Secretary

